



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

**14 Shaws Close, Thirsk,
YO7 1TP
Price Guide £299,950**

A well-presented four-bedroom home set on a mature and established development within easy reach of Thirsk town centre, offering more space than many comparable homes in this price range. Arranged over three floors, with a large open-plan kitchen, a separate living room with open field views, and two bathrooms, the layout suits modern family living. Landscaped gardens, garage, and parking complete the setting, with a park and riverside walks just a short walk away.



The Property

The ground floor is finished with high-gloss tiled flooring, creating a clean and consistent feel from the entrance through to the main living areas. A staircase rises to the first floor, with a separate cloakroom positioned off the hallway. The kitchen has been thoughtfully arranged with a range of fitted base and wall units, offering extensive worktop space and storage, alongside integrated appliances including Bosch double ovens and a microwave. There is ample room for dining, with continued tiled flooring, a window for natural light, and double doors opening directly onto the rear garden.

Also on the ground floor is a single bedroom, currently used as a TV room, which would also work well as a home office or craft room.

To the first floor, the main living room is set to the rear of the property, taking full advantage of the open outlook across fields through two windows. The proportions allow for a variety of furniture layouts, creating a comfortable and flexible reception space. Also on this level is a further bedroom, suitable for use as a guest room, study, or nursery, along with the house bathroom, fitted with a panel bath with shower over, W.C., wash hand basin set on a pedestal, and tiled surround.

The second floor provides two well-proportioned double bedrooms. The principal bedroom is positioned to the rear, enjoying far-reaching views over open fields and benefiting from an en suite shower room, fitted with a walk-in shower, W.C., and wash hand basin set on a pedestal, finished with tiled walls. The remaining bedroom offers good floor space and natural light, making it equally suitable as a main or secondary bedroom.

Externally, the rear garden has been landscaped to provide a low-maintenance outdoor space, with defined seating areas ideal for sitting out and entertaining. There is access into the garage via a side door, with the garage itself benefiting from power and lighting. Parking is positioned directly in front of the garage, providing straightforward access.

The property is freehold

Council: Hambleton

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/7736-8427-5600-0965-0222>

The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

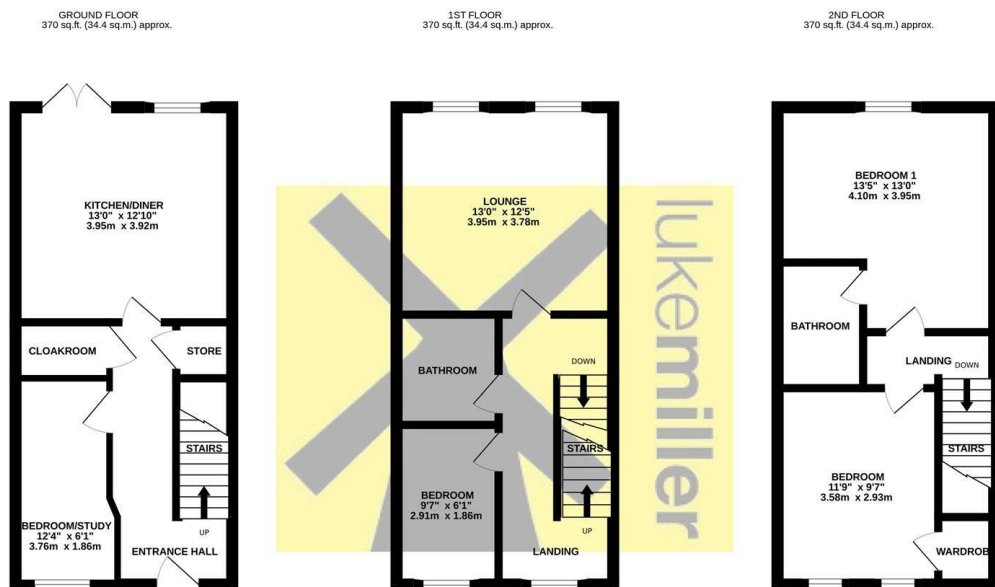
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TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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